

Jackson County Assessor's Office

To: Barry Wood, Assessment Division Director
From: Bev Gaiter, Jackson County Assessor
CC: Jon Lawson, Jim Flake
Date: 11/13/2009

Re: Jackson County Indiana Trending & Ratio Study

Dear Mr. Wood,

For the purposes of this years trending, we reviewed and verified all sales disclosures by taxing district, then by neighborhood. While reviewing the sales we found it necessary to do field visits to review their assessments, through this process we revealed several updates and adjustments as well as new construction that needed to be done. We adjusted conditions and effective ages to reflect these changes where there had been remodeling done, we also pick-up the new construction. If these adjustments created drastic increases in value we did invalidate the sale but if the changes only made a slight fluctuation in the value then we left the sale valid and moved the value to be brought in line through a factor change. We changed all outbuilding factors and applied one factor for the whole County, which only affected a few neighborhoods, with another factor being calculated and then applied to the primary improvement. No new neighborhoods were created for residential, commercial, or industrial. We did adjust some land values within existing neighborhoods, base on sales within those neighborhoods, where land to building ratios were out of line.

One special note that we noticed in Jackson Township while doing our review process was that we had a large number of sales that had new construction to the parcel that wasn't just a year old, in other words new construction had not been updated regularly. Jackson Township includes the City of Seymour, consequently this area produces approximately 70% of the residential sales and over 90% of the commercial/industrial sales.

Lastly, we reassessed some neighborhoods if it was determined that was the best way to accomplish the trending and ratio study.

I hope you find everything satisfactory, if you have any questions please contact me, here at my office, or you can contact Jim Flake of Tyler CLT @ 317-696-2821, or his email Jim.Flake@tylertech.com.

Sincerely,
The Honorable Bev Gaiter
Jackson County Assessor